



**CUSHMAN &
WAKEFIELD**

New Fetter Place, 8-10 New Fetter Lane, EC4

1,862 – 11,092 sq ft (173 - 953 sq m)

Fitted Offices to Let

SUBJECT TO CONTRACT

Location

New Fetter Place is located opposite New Street Square in the heart of Midtown and is arranged around a central courtyard. Chancery Lane Station, Farringdon Station and City Thameslink are within close proximity. The completion of Crossrail, which will serve Farringdon Station, will further enhance New Fetter Place's connectivity.

Description

The available accommodation comprises of the 1st floor West (1,862 sq ft), the 2nd floor East (6,160 sq ft) and 4th floor West (3,070 sq ft). The accommodation benefits from the following amenities:

Amenities

- Fitted accommodation with kitchenettes in situ and meeting rooms on the 2nd floor.
- 2 pipe fan coil air conditioning
- Fully accessible raised floors (150mm void)
- 62 bike racks, with accompanying shower and locker facilities in the basement
- Central landscaped courtyard
- 2.7m floor to ceiling height
- Full height floor to ceiling windows on south elevation
- 4 x 13 passenger lifts
- Occupational density of 1:10

Lease

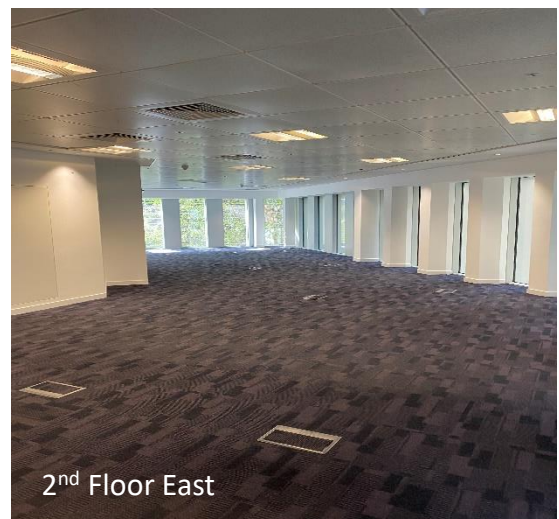
Available by way of a new lease direct from the Landlord, Kirkbi, for a term by arrangement.

Availability

Available now

Floor	Area (sq ft)	Area (sq m)
4 th Floor – West	3,070	285
2nd Floor - East	6,160	495
1st Floor – West	1,862	173
Total	11,092	953

Costs	Per sq ft exclusive
Guiding Rents	1 st Floor - £57.50 2 nd & 4 th Floors - £62.50
Rates (estimated)	£27.57
Service charge (estimated)	£12.00



2nd Floor East



1st Floor West



**CUSHMAN &
WAKEFIELD**

New Fetter Place, 8-10 New Fetter Lane, EC4

1,862 – 11,092 sq ft (173 - 953 sq m)

Fitted Offices to Let

For more information, contact:

Tom Bremner

+44 (0) 20 3296 4717

07715 200 972

tom.bremner@cushwake.com

Andrew Parker

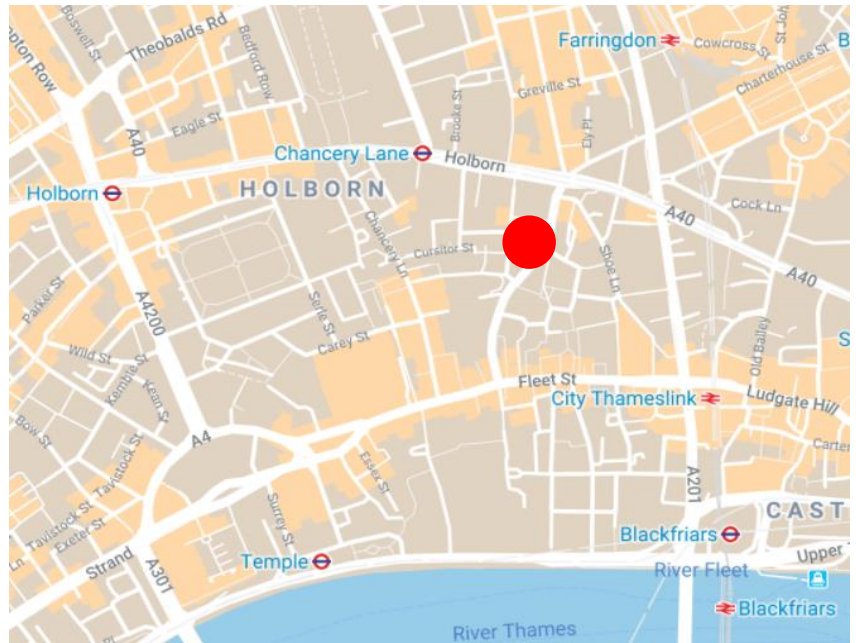
+44 (0) 20 3296 4288

07979 516 513

andrew.parker@cushwake.com

Viewing strictly by appointment
through Cushman & Wakefield

Location Map

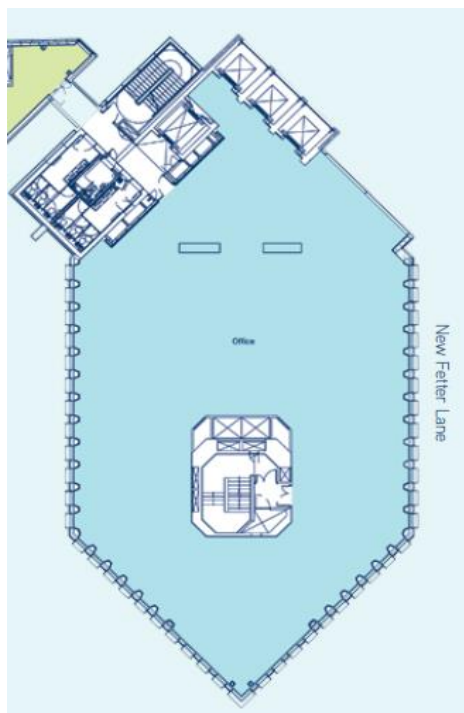


Floor Plans – Indicative Only & Not To Scale

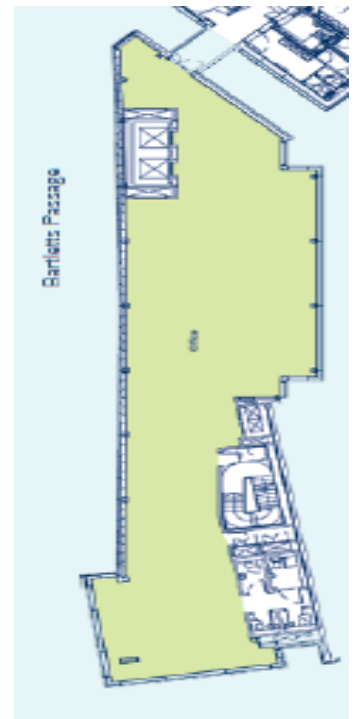
1st Floor West



2nd Floor East



4th Floor West



cushmanwakefield.com

Cushman & Wakefield copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.